

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highway Authority
DATE:	20 August 2026
LOCATION:	Land West of Ryefield Farmhouse Oak Tree Lane Woodgate PO20 3GU
SUBJECT:	AL/63/26/DOC Approval of details reserved by condition under AL/31/22/PL relating to Condition 4 - External Materials & Finishes; Condition 8 - Hard & Soft Landscaping; Condition 9 - Construction and Biodiversity Management Plan and Condition 10 - Broadband Provision
DATE OF SITE VISIT:	n/a (desktop study undertaken for purposes of this DOC application)
RECOMMENDATION:	Advice

This is the WSCC Highways response to the above planning application seeking approval of details reserved by condition under AL/31/22/PL relating to Condition 4 - External Materials & Finishes; Condition 8 - Hard & Soft Landscaping; Condition 9 - Construction and Biodiversity Management Plan and Condition 10 - Broadband Provision.

Comment below specifically respond only to highway-related components of Condition' 8 and 9 – Hard and soft landscaping and Construction and Biodiversity Management Plan, respectively.

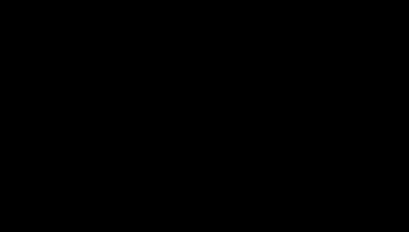
Response.

- 1. Condition 8 – Hard and soft landscaping.** Although the access and access 'road' that the site connects to is privately maintained, it is noted that the visibility splay for emerging vehicles passes behind two trees planned to be retained. It is recommended that the stems/trunks of both trees are regularly maintained by a management company to ensure that the site access visibility is not obstructed at any time.
- 2. Condition 9 – Construction and Biodiversity Management Plan.** Out of hours contact details should be included in any approved CEMP and additionally, made available to local residents and displayed on the site hoarding. With regard to turning of vehicles clear of the access 'road', the CEMP does not show how construction-related vehicles would be able to do this. Any final CEMP should show how all sizes of vehicles will be able to enter and exit the site (and turn within it) without having to reverse along Oak Tree Lane.

Response ends.

Tim Townsend
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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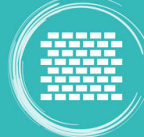
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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